



PENPLACE

224 WEST 35TH STREET



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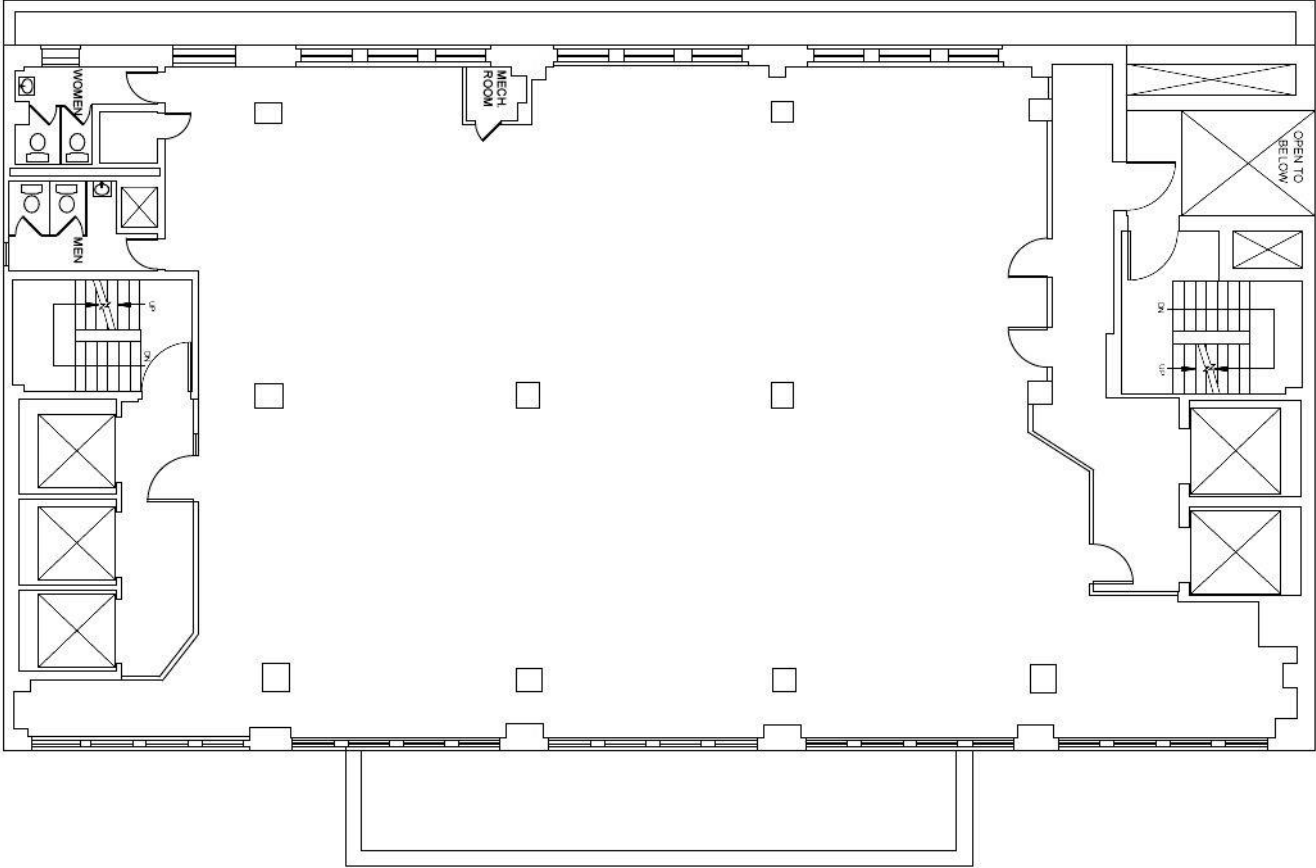
ABOUT THE BUILDING

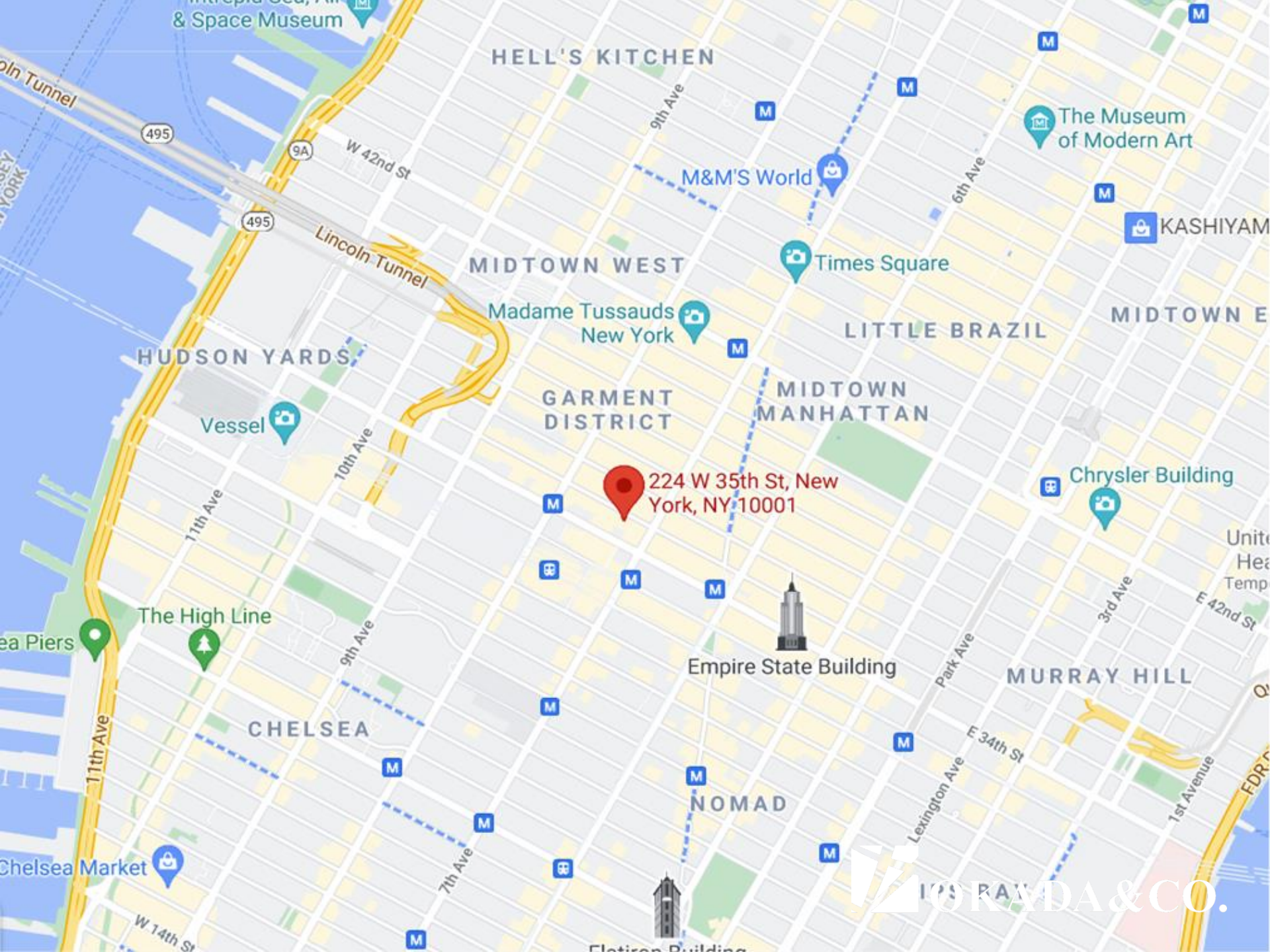
- Major capital Improvement project recently completed
 - Full-Time Doorman Lobby
 - 7:00am ~ 10:00pm Weekdays
 - 7:00am ~ 7:00pm Weekends
 - 24/7 Keycard access
 - 3 Passenger & 2 Freight Elevators
 - Efficient side-core floorplate.
 - Landlord can build to suit
- Spaces range from 500 SF to 11,000 SF
- Excellent access to public transportation ideally located in close proximity to multiple subway lines and Penn Station.

AVAILABILITY

Space:	Entire 15 th Floor
Size:	6,200SF
Rent:	\$19,633.00/month (\$38/ft)
Additional Expenses:	Water: \$150/mo, Sprinkler: \$150/mo, Security: \$250/mo
Electricity:	Sub-metered
Term:	3 ~ 10 Years
Property Tax:	Proportionate Share of Increases
Possession:	Immediate
Description:	<div><div>* Full floor space with windowsn facing South & North</div><div>- The space will be white boxed BUT currently has:</div><div><div>* 13 offices</div><div>* 1 large conference room</div><div>* Pantry room completed with a sink, refrigerator and a stove</div><div>* 2 private bathrooms each with 2 stools</div></div></div>







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